



Town of Arlington, Massachusetts
730 Massachusetts Ave., Arlington, MA 02476
Phone: 781-316-3000

webmaster@town.arlington.ma.us

Building Committee Minutes 10-05-2004

APPROVED

**TOWN OF ARLINGTON
 MINUTES
 REGULAR MEETING
 PERMANENT TOWN BUILDING COMMITTEE
 TUESDAY, OCTOBER 5, 2004**

PRESENT: William Shea, Vice Chair Mark Miano
 Thomas Caccavaro Suzanne Owayda
 Kathleen Donovan Charles Stretton
 Robert Juusola

ABSENT: John Cole Brian Sullivan

PARTICIPANTS: Stefan Chaires, DRA – Project Architect
 Kevin Nigro, PMA – Project Manager
 John Chicarello – Dallin School Liaison

CALL TO ORDER: 7:30 p.m.

DALLIN SCHOOL UPDATE – S. CHAIRES/K. NIGRO

- Mr. Chaires reported that as of today the Dallin School building was down and everything (with the exception of some of the remaining final foundations) was off site. Earth work activity should be starting. GZA will be out on Friday to do soil monitoring.
- Some issues were raised during the site meeting last Wednesday. Castagna will pursue some extra costs related to unanticipated soil issues in the crawl space under the existing building.
- The architect did receive a construction schedule that was returned to the contractor for revisions and resubmittal after comments were inserted by the Project Manager and DRA. An updated schedule is anticipated with the next pay requisition.

Change Order

On a **Motion** by Ms. Donovan and seconded by Mr. Caccavaro, it was VOTED to **accept Change Order No. 1 from Castagna Construction as a credit in the amount of \$1,766.00 for 3 items (cutting and capping of unforeseen water line – deleted manhole that served roof drain – substitution for plastic drain pipe in lieu of concrete piping)**. ROLL CALL VOTE: Unanimous

Professional Services Supplement No. 5

- The committee discussed Professional Services Supplement No. 5 submitted by the architect for Diversified Environmental who was called to monitor removal of unforeseen asbestos glue daubs behind the tack boards for an additional charge of \$4,059.

On a **Motion** by Mr. Caccavaro and seconded by Mr. Stretton, it was VOTED to **accept the PSS No. 5 not to exceed \$4,000 from DRA for Diversified Environmental services**. ROLL CALL VOTE: Unanimous
Pay Requisition - On a **Motion** by Mr. Caccavaro and seconded by Ms. Donovan, it was VOTED to **instruct DRA to write a change order reducing the contract by \$150,000.00 (security line item)**. ROLL CALL VOTE: Unanimous

- On a **Motion** by Ms. Donovan and seconded by Ms. Owayda, it was VOTED to **approve Pay Application No. 3 in the amount of \$174,571.05**. ROLL CALL VOTE: Unanimous

Water Heater - Mr. Shea was of the opinion that a smaller capacity water heater unit be installed at the Dallin to save energy. Discussion of the issue raised some concerns about energy code requirements. Mr. Chaires will check with the engineer to see if he has any concerns about the issue.

PEIRCE SCHOOL CLOSE-OUT

Mass. Office on Disability – Mr. Chaires reviewed his recent the letter to Mr. Bruce Bruneau including an update with regard to items at issue and requests for clarification of some of those issues. Mr. Chaires is following up with Castagna Construction and will work out a remedial action plan. The next update will be provided by November 15th.

Minutes – PTBC – October 5, 2004

Boiler testing - Mr. Chaires will try to schedule a meeting for boiler testing some time around the middle of this month with the HVAC contractor, the engineer, and Mr. Miano.

Community Development Block Grant – The playground cost \$150,000. Invoices totaling \$130,000 have been paid out of the grant. Ms. Donovan will apply for the balance remaining in the grant for playground costs.

Playground Fence on Park Ave. Ext. – Due to safety concerns, a parental request was received to extend the fencing from the playground on the Park Ave. Ext. side to the building. Mr. Miano has asked for a price to do the work.

BRACKETT CLOSE-OUT

- In the matter of the noise remediation, Acentech evaluated the noise level as NC37. The desired noise level is NC35. DRA would like the committee to accept the school as it is. After some discussion, the committee decided to invite Mr. Pao Chi or Mr. Beenhouwer from DRA to attend the next meeting to discuss the issue.

SIMPLEX – FIRE ALARMS

- Mr. Miano spoke about the monopoly Simplex has on service contracts and the problems the town has had with their panels. Simplex would like to meet to discuss the town's concerns. Mr. Chaires will try to contact them tomorrow.

HARDY SCHOOL REMEDIATION

On a **Motion** by Ms. Donovan and seconded, it was VOTED to **approve Conn, Kavanaugh, Rosenthal, Peisch & Ford invoice in the amount of \$133.50 for the Hardy School remediation project.** ROLL CALL VOTE: Unanimous

On a **Motion** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **approve pay application No. 2 from Multi-Temp for the Hardy School in the amount of \$157,765.00.** ROLL CALL VOTE: Unanimous

NEXT MEETING

- Because the School Committee is looking at redistricting the elementary school districts, Ms. Owayda requested that the PTBC review the size and the numbers planned for the new Stratton and Thompson Schools. A review of the School Building Assistance regulations at the same time was also suggested. Mr. Juusola noted that there were no new rules and regulations recently issued. The moratorium is still in effect through 2007. Mr. Juusola will continue to update the committee.

ADJOURNMENT

The meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Marie Carroll